



Operational Preview | 3Q25

Porto Alegre, October 10, 2025 – Melnick Desenvolvimento Imobiliário S.A. (B3: MELK3), a homebuilder and developer with strategic focus in the South Region of Brazil and conducting operations in real estate and urban development projects, discloses its preliminary non-audited data concerning launches, gross and net sales, and deliveries of the third quarter of 2025.

HIGHLIGHTS

Lauches consolidated

R\$ 119 million (3Q25)

R\$ 475 million (9M25)

Ex. Melnick Partners

Sales % Melnick

R\$ 153 million (3Q25)

R\$ 607 million (9M25)

Ex. Melnick Partners

Lauches Melnick Partners

R\$ 71 million (3Q25)

R\$ 243 million (9M25)

% Melnick Partners

Deliveries % Melnick

R\$ 14 million (3Q25)

R\$ 445 million (9M25)

Ex. Melnick Partners

LEANDRO MELNICK

Chief Executive Officer

JULIANO MELNICK

CFO and IR Officer

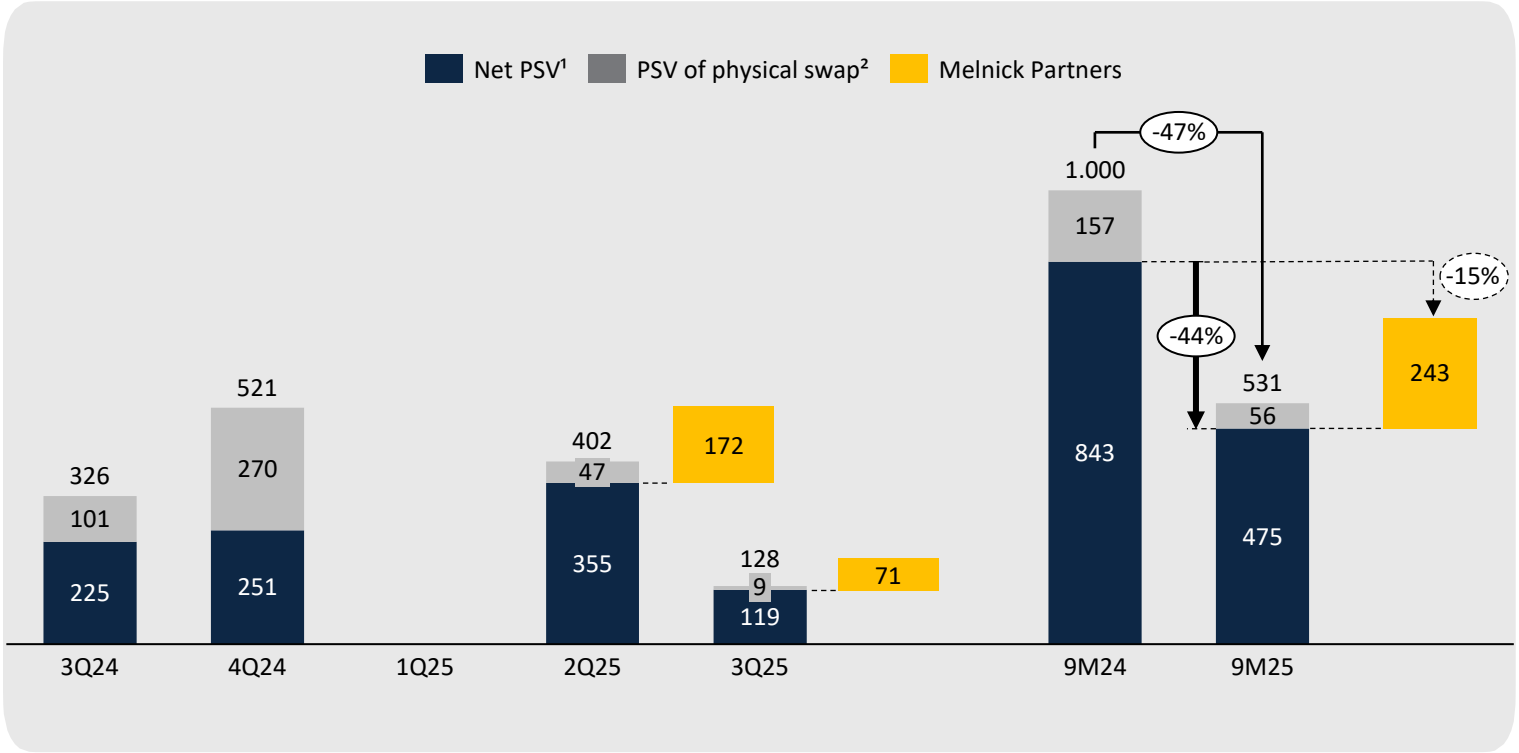
JOELSON BOEIRA

CAO and IR Officer



LAUNCHES

We launched two developments in 3Q25, totaling R\$ 128 million in gross PSV (R\$ 119 million % Melnick). In 9M25, launches totaled R\$ 531 million in gross PSV (R\$ 475 million % Melnick). Additionally, in 3Q25 we launched the development **Quaddra Lorena in SP**, totaling R\$ 674 million in PSV (R\$ 71 million % Melnick Partners), recognized under the equity method. In 9M25, the PSV attributable to Melnick Partners totaled R\$ 243 million, corresponding to a gross PSV of R\$ 1.4 billion.



¹ PSV of physical swap, sales commissions and minority interests, net. ² PSV of physical swap and minority interests.

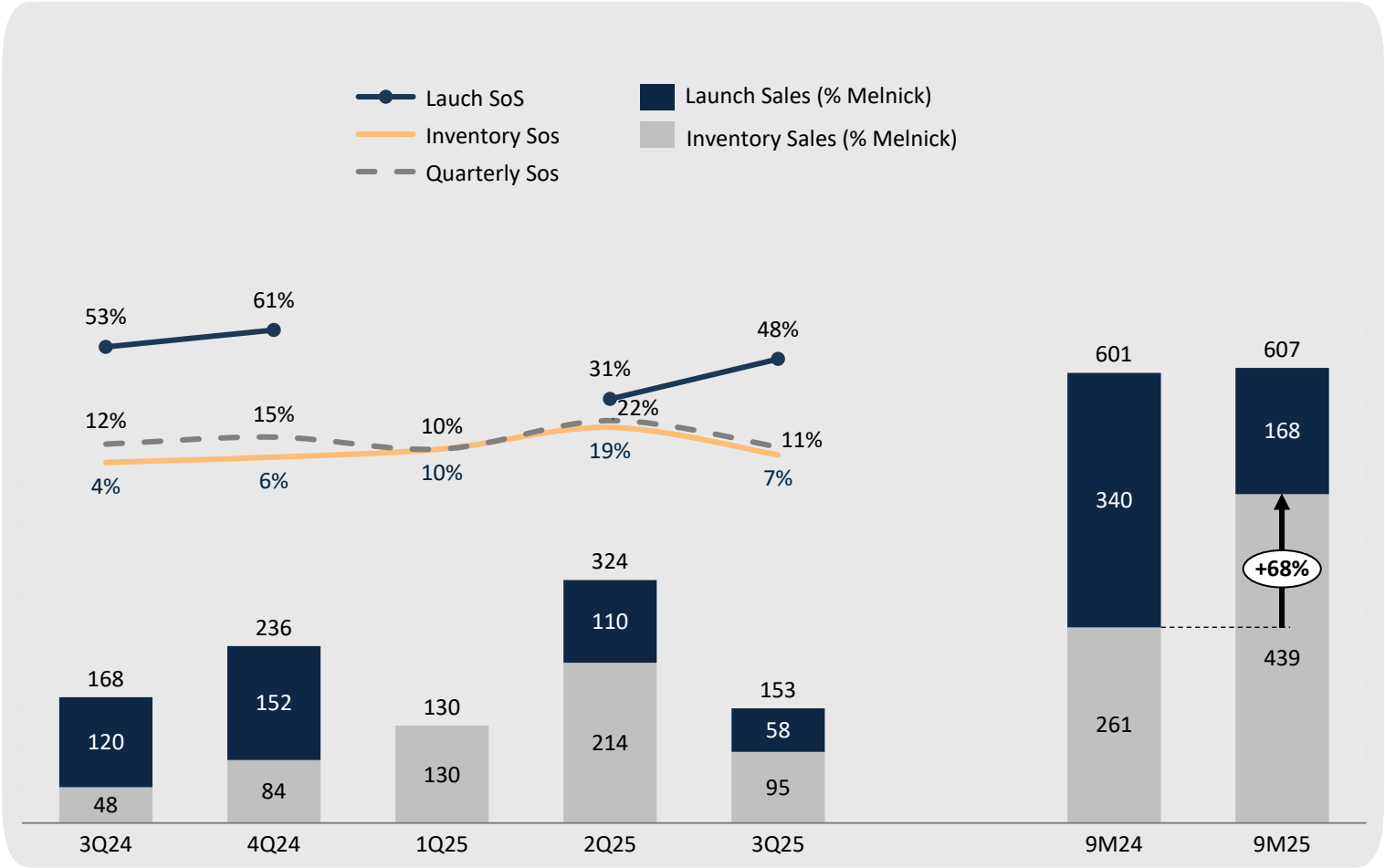
Project	Business Unit ¹	PSV 100% ² (R\$ '000)	PSV % Melnick ³ (R\$ '000)	Usable Area ⁴ (m2)	Unit ⁴	Average Value/ Unit (R\$ '000)	Segment
1Q25		-	-	-	-		
2Q25		402,422	355,275	28,077	209		
Gama 1375	ME INC	174,483	150,854	10,494	64	2,357	Residential
High Garden Iguatemi	ME INC	227,939	204,421	17,583	145	1,409	Residential
3Q25		128,766	119,378	10,978	293		
Go Home Design	ME INC	86,207	81,034	4,363	143	567	Residential
Open Major - F1	Open	42,559	38,327	6,615	150	256	Residential
Total		531,188	474,653	39,055	502		

¹ ME INC – Melnick Incorporações | Open – MCMV.
² Gross PSV. ³ PSV of physical swap, sales commissions and minority interests, net. ⁴ Physical swap, net.

GROSS AND NET SALES (% Melnick ex. Melnick Partners)

In 3Q25, gross and net sales totaled R\$ 177 million and R\$ 153 million, respectively. In 9M25, gross and net sales totaled R\$ 678 million and R\$ 607 million, respectively. In the same period, inventory sales went up by 68% when compared to 9M24.

Sales breakdown (R\$ million)	3Q24	4Q24	1Q25	2Q25	3Q25	9M24	9M25
Gross sales	182,382	285,017	151,110	350,444	176,651	703,017	678,205
Inventory	62,151	132,951	151,110	240,053	119,149	363,216	510,312
Launches	120,231	152,066	-	110,391	57,502	339,801	167,893
Current Cancellations	(14,433)	(48,868)	(20,765)	(25,898)	(23,997)	(102,102)	(70,660)
Current Net Sales	167,949	236,149	130,345	324,546	152,654	600,915	607,545



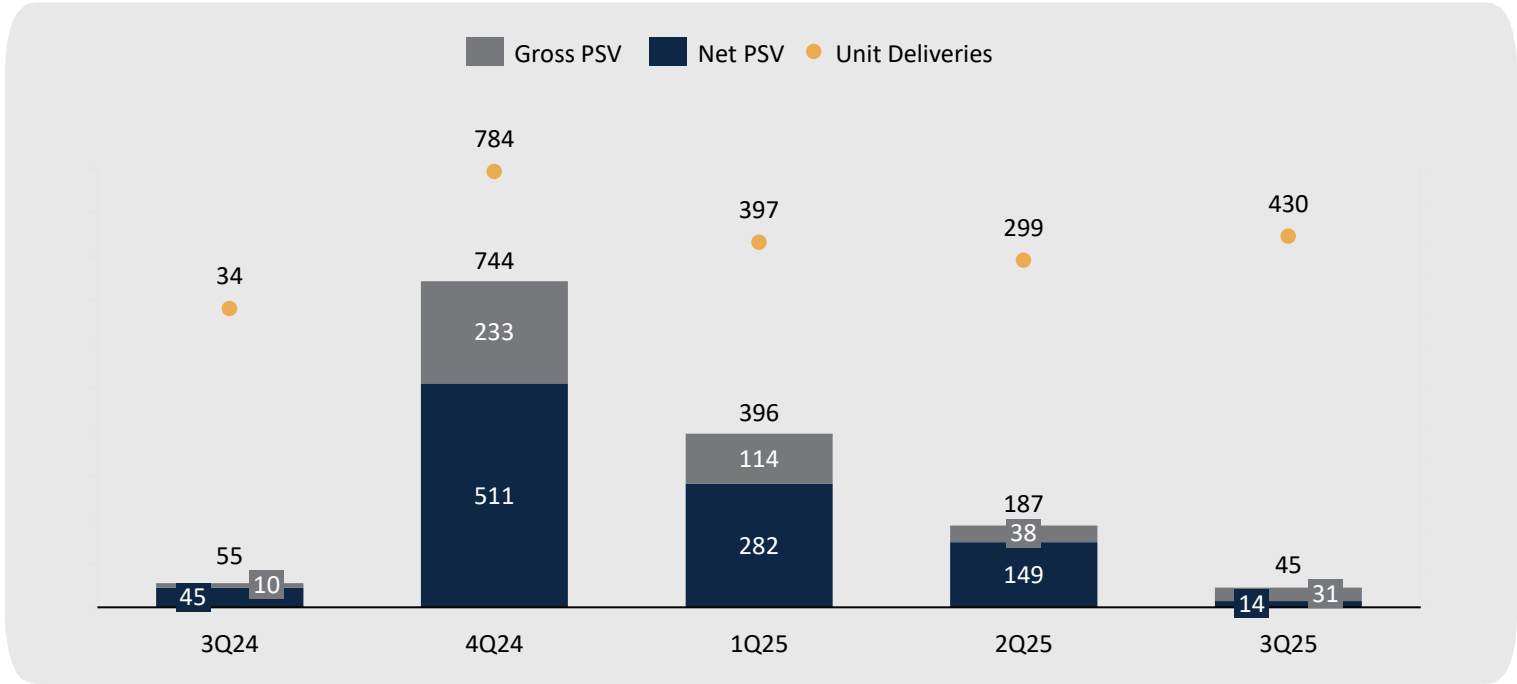
*Unaudited managerial data, may be subject to change.

DELIVERIES

In 3Q25, we launched one development, totaling R\$ 45 million in gross PSV (R\$ 14 million % Melnick) and 430 units. In 9M25, deliveries totaled R\$ 628 million in gross PSV (R\$ 445 million % Melnick) and 1,126 units.

Project	Business Unit ¹	PSV 100% ² (R\$ '000)	PSV % Melnick ³ (R\$ '000)	Usable area ⁴ (m2)	Unit ⁴	Average Value/Unit (R\$ '000)	Segment
1Q25		396,331	281,999	31,332	397		
Arte Country	ME INC	191,874	117,401	8,535	28	4,898	Residential
Seen Boa Vista	ME INC	134,105	97,764	8,460	49	1,995	Residential
Open Canoas - F3	Open	27,952	26,554	7,054	160	166	Residential
Open Protásio	Open	42,400	40,280	7,283	160	252	Residential
2Q25		186,335	148,758	13,529	299		
Go Cidade Baixa	ME INC	186,335	148,758	13,529	299	498	Residential
3Q25		45,125	13,989	83,411	430		
Arbo Village Park	URB	45,125	13,989	83,411	430	120	Lot Development
Total		627,791	444,746	128,272	1,126		

¹ ME INC – Melnick Incorporações | Open – MCMV | URB – Urban Developer.
² Gross PSV. ³ PSV of physical swap, sales commissions and minority interests, net. ⁴ Physical swap, net.





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Disclaimer

The statements within this release, which refer to business prospects, estimates of financial and operating results, and growth prospects that affect the Melnick's activities, as well as any other statements about the future of the Company's business, constitute estimates and statements about the future and involve risk and uncertainties; therefore, they are not assurances of future results. Such considerations depend significantly on changes in market conditions, governmental regulations, pressure from the competition, performance of the industry and of the Brazilian economy among other factors. As such, they are subject to changes without notice.